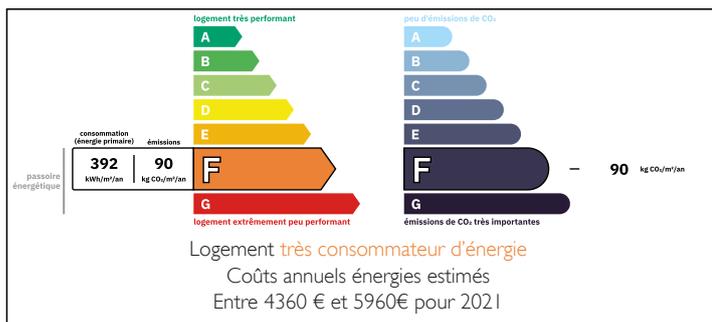


Beautiful chalet with land in an amazing valley of the NICE Hinterland.



## ENERGY - DPE



## INFORMATION

Town:	Valdeblore
Department:	Alpes-Maritimes
Bed:	4
Bath:	2
Floor:	200 m <sup>2</sup>
Plot Size:	25 m <sup>2</sup>

## IN BRIEF

- URGENT SALE -

Dpt Alpes Maritimes (06), Beautiful chalet for sale, VALDEBLORE-LA BOLLINE in the NICE HINTERLAND at the foot of the Alps and at only 1H15 from the beaches and Nice Airport

On a beautiful plot of 1800 m<sup>2</sup>, a spacious 200 m<sup>2</sup> chalet on 3 levels + garage.

comprising :

Large living room, dining room, kitchen, 4 bedrooms, office, bathroom, shower room, 2 WCs, workshop, attic, balconies, utility room,

Close to the forest for lovely walks, but also to the village with its shops, sports facilities and secondary school.

Quiet location, with beautiful mountain views.

The La Colmiane ski resort which is very popular in both winter and summer, is just a few minutes away !!!!

Some work is required, but this will not prevent you from moving in straight away.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

- URGENT SALE -

Former glacier terrace, the 'Val de Blore' is a wide and pleasant valley planted with larches and surrounded by mountains. Composed of 3 villages and a ski resort and summer activities: La Bolline, La Roche, Saint-Dalmas, La Colmiane, and a hamlet: Mollières, and partly included in the Mercantour National Park, Valdeblore is a pastoral commune that has turned to summer tourism and winter sports (La Colmiane resort).

FOR SALE - Beautiful chalet, VALDEBLORE-LA BOLLINE in the NICE HINTERLAND at the footsteps of the Alps and at only 1H15 from the beaches and Nice Airport On a beautiful plot of 1800 m<sup>2</sup>, a spacious 200 m<sup>2</sup> chalet on 3 levels + garage.

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Quiet location, with beautiful mountain views.

The La Colmiane ski resort which is very popular in both winter and summer, is just a few minutes away !!!!

Some work is required, but this will not prevent you from moving in straight away.

Ideal for spending weekends BBQ and gardening followed by good times relaxing, with family or friends.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: **850 EUR**

Taxe habitation: **EUR**

## NOTES